

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
MAY 9, 2018  
MINUTES**

Chairperson Thompson called the meeting to order at 7:31 p.m.

**ROLL CALL:**

**Present:** Franzoi, Jahr, Boynton, Kelley, Atchinson, Budd and Thompson.

**Excused:** None.

**Staff:** Director Akers and Secretary Harman.

**Planning Representatives:** Fishbeck Associate, David Potter.

**Audience:** Three (3).

**APPROVAL OF AGENDA:**

**Motion Kelley, Boynton second to approve the agenda of May 9, 2018 as presented.**

**Motion Carried.**

**APPROVAL OF MINUTES:**

**Motion Boynton, Kelley second to approve the regular meeting minutes of April 25, 2018 as amended with a spelling correction of the word "property" to "properly" in Item #4. Motion Carried.**

**NEW BUSINESS:**

**ITEM # 1                    17-036 – FINAL SITE PLAN APPROVAL**

**TITLE:                    THE APPLICANT, CONSTELLIUM, IS REQUESTING FINAL SITE PLAN APPROVAL TO CONSTRUCT A 50,551 SQUARE FOOT ADDITION TO AN EXISTING INDUSTRIAL BUILDING AND TO CONSTRUCT A 20,000 SQUARE FOOT DETACHED ACCESSORY BUILDING FOR STORAGE.**

**LOCATION:                THE PROPERTY IS LOCATED AT 6331 SCHOONER DRIVE, VAN BUREN TOWNSHIP, MI 48111, WHICH IS ON THE SOUTH SIDE OF MICHIGAN AVENUE, EAST OF DENTON ROAD.**

Wayne Perry of Desine Engineering gave the presentation. The applicant, Constellium, supplies structural aluminum parts to the auto industry. Constellium is requesting to construct a 50,551 square foot addition to an existing industrial building and construct a 20,000 square foot detached accessory building for storage. The addition will match the existing industrial building, the parking lot will be reconstructed at the south end of the property and the storm water management system has been expanded to handle the increase.

Director Akers presented his staff review letter dated 5-4-18 recommending final site plan approval with the following conditions:

1. Approval conditioned upon the Township Board approving the Zoning Ordinance Amendment 04-03-18 to amend the Zoning Ordinance to modify certain accessory building regulations.
2. The Planning Commission approves the modified parking standard.

3. The Planning Commission approves the 20,000 square foot accessory building which exceeds the maximum lot coverage of 4,800 square feet.

Dave Potter of Fishbeck Associates presented his review letter dated 5-3-18 recommending the final site plan approval, subject to the bulleted comments being satisfactorily addressed and reflected on the approved plans.

Director Akers presented the Fire Department review letter dated 4-13-18 recommending approval with exceptions.

Commissioners discussed the accessory structure fabric, whether the structure will be heated, accessory structure lighting and expansion of the detention basin and the relocation of the easement. The accessory structure is a steel frame bolted to concrete with a fabric overlay, there is no heat in the structure, lighting will be motion censored, the easement has been approved and recorded and the detention basin expansion was reviewed and approved by Wayne County.

No questions from the audience.

**Motion Boynton, Kelley second to grant Constellium final site plan approval to construct a 50,551 square foot addition to an existing industrial building and to construct a 20,000 square foot detached accessory building at 6331 Schooner Drive, Van Buren Township, MI 48111, located on the south side of Michigan Avenue, east of Denton Road, subject to the recommendations in the staff review letter dated 5-4-18 including 1) approval is conditioned upon the Township Board approving the Zoning Ordinance Amendment 04-03-18 to amend the Zoning Ordinance to modify certain accessory building regulations, 2) the Planning Commission approves the modified parking standard, 3) the Planning Commission approves the 20,000 square foot accessory building which exceeds the maximum lot coverage of 4,800 square feet and the recommendations in the Fishbeck Associates review letter dated 5-3-18 and Fire Department review letter dated 4-13-18 . Motion Carried. (Letters Attached)**

**ITEM # 2                      17-036 – TREE REMOVAL PERMIT APPROVAL**

**TITLE:                              THE APPLICANT, CONSTELLIUM, IS REQUESTING TREE REMOVAL PERMIT TO CONSTRUCT A 50,551 SQUARE FOOT ADDITION TO AN EXISTING INDUSTRIAL BUILDING AND TO CONSTRUCT A 20,000 SQUARE FOOT DETACHED ACCESSORY BUILDING FOR STORAGE.**

**LOCATION:                         THE PROPERTY IS LOCATED AT 6331 SCHOONER DRIVE, VAN BUREN TOWNSHIP, MI 48111 WHICH IS ON THE SOUTH SIDE OF MICHIGAN AVENUE, EAST OF DENTON ROAD.**

The applicant displayed the tree removal plan, most trees are removable species with the sixteen (16) trees required to be replaced included in the plan.

No comments from the Commission or the audience.

**Motion Kelley, Jahr second to grant Constellium the required tree removal permit to construct a 50,551 square foot addition to an existing industrial building and to construct a 20,000 square foot detached accessory building for storage, subject to the findings in the staff review letter dated 5-4-18 and the conditions herein. Motion Carried. (Letter Attached)**

**GENERAL DISCUSSION:**

**ADJOURNMENT:**

**Motion Boynton, Kelley second to adjourn at 7:57 p.m. Motion Carried.**

Respectfully submitted,

Christina Harman  
Recording Secretary



# Charter Township of Van Buren

## BOARD OF TRUSTEES

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May 4, 2018

Van Buren Township Planning Commission  
46425 Tyler Road  
Van Buren Township, MI 48111

RE: Case 17-036 Constellium Addition Final Site Plan Review

Commissioners,

The following is the final site plan review of the plans provided for the proposed addition and the proposed accessory building at 6331 Schooner Drive. Please note that this process differs from our typical process as the applicant has elected to submit construction drawings prior to preliminary site plan approval. It is due the earlier submittal and approvals from our Township Engineer and Wayne County that we are able to consider this project for final site plan approval prior to obtaining preliminary site plan approval. We have completed our review based upon the standards of the Township's Zoning Ordinance. Please consider the following:

1. Scope: The applicant has proposed to construct a 50,551 sq. ft. addition to the existing building and construct a 19,000 detached accessory building at 6331 Schooner Drive.
2. Height and Bulk: Required setbacks (Addition): Front – 60' Side-50' Rear-50'; Proposed Setbacks: Front- 187.6' Side- 59.5' Rear- ~300'; Required Height (Addition) – 40'; Proposed Height – 40'; Required Lot Coverage (Total) – 35%; Proposed Lot Coverage – 32.4%. Based on this section the proposed addition is compliant with the Township's height and bulk standards for the district.
3. Required Site Plan Data: We have reviewed the site plan based upon the required items in Article 12 of the Township's Zoning Ordinance. The proposed site plan is compliant with the required items in this article.
4. Zoning and Use: The property is zoned M-2, General Industrial and the activity at the site falls under the Manufacturing and Processing (Light) land use which is a permitted use in the M-2 General Industrial district. Additionally, the fabric structure is considered an accessory building which is also a permitted use in the district.
5. Site Layout & Truck Circulation: The site layout is primarily existing and staff has identified no issues with the current layout. The Fire Marshall has reviewed the circulation on the site and has recommended approval.
6. Architecture: The elevations of the addition are designed to match the architecture of the current building. Due to this staff has no issues with the proposed addition. The accessory structure has been described as a fabric type structure which is anchored into the ground. Further details will need to be provided when a building permit is applied for, but at this time staff has no concerns regarding the accessory building.
7. Parking and Loading: On previous approved site plans for this facility we have authorized a modified parking standard which is one (1) space per employee on the peak shift plus enough spaces to cover shift change. This is the modified standard which has been proposed. Based on the prior approvals



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for the site, staff is recommending that the Planning Commission approve the modified parking standard. In addition to this the applicant has provided sufficient barrier free parking spaces to comply with the ordinance.

8. Site Lighting: Based on the provided photometric plans the proposed lighting additions do not exceed the 0.5 foot candle requirement at the adjacent property lines. In addition to this the cut sheets for the light fixtures depict lighting fixtures which are cut-off and down shielded in compliance with the Zoning Ordinance.
9. Woodland and Tree Preservation: I have reviewed the tree removal plan as well as the landscaping plan for compliance with this section of the Zoning Ordinance. The vast number of trees which are proposed to be removed are removable tree species such as Silver Maples or Cottonwood trees. The applicant will be required to replace 16 of the trees which are being removed. The applicant has identified these replacement trees on their site plan with permissible species and of adequate sizes. Due to this we will be recommending approval of a tree removal permit for this project.
10. Landscaping and Screening: Many of the landscaping and screening standards were originally met with their most recent 2014 addition to the building. As our requirements have changed when the new Zoning Ordinance was adopted, the applicant is adding the required shrubs and ornamental trees to the frontage area of the landscaping. Regarding the frontage landscaping the applicant has complied with the minimum frontage landscaping requirements. The applicant has also added the sufficient landscaping area for the new parking lot area and is compliant with this area as well. Based on the Zoning Ordinance the applicant is compliant with the landscaping requirements.
11. Signs: There are currently no new signs proposed for this site.
12. Outdoor Storage: There is currently outside storage of plastic totes which is not accounted for on the site plan. Upon speaking with the applicant the intent is to construct the accessory building in order to move any non-approved outdoor storage items into the accessory building. This brings the property into compliance and addresses an ordinance violation on the site.
13. Accessory Building: The proposed accessory building is compliant with the standards in the recent Zoning Ordinance amendment that the Planning Commission has forwarded to the Township Board regarding accessory buildings. The first reading of the Ordinance amendment has been approved by the Township Board and the second reading is scheduled for the May 15, 2018 Township Board meeting. As this amendment is still working its way through the approval process staff will recommend that final site plan approval be contingent upon the Township Board approving the second reading of the Zoning Ordinance amendment. The following item will be a review of this based on the new proposed standards.

The following are the required height and bulk standards for the accessory building: Required setbacks: Front – 60’ Side-50’ Rear-50’ Principal Building – 24’; Proposed Setbacks: Front- N/A’ Side- +300’ Rear- 50’ Principal Building – 60’; Required Height– 40’; Proposed Height – 33.5’. Regarding the proposed size of the accessory building, under the new zoning ordinance amendment the Planning Commission does have the ability to exceed the maximum lot coverage standard of 4,800 square feet using the same approval process as the principal use. In this case the Planning Commission can simply approve the accessory building via site plan approval. This will need to be specified in the approval.



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### **Recommendation**

Based on the comments and findings in this review letter dated May 4, 2018, the engineering review letter dated May 3, 2018, and the fire department review letter dated April 13, 2018, I am recommending final site plan approval of the plans dated April 11, 2018 with the following considerations/conditions:

1. Approval is conditioned upon the Township Board approving the Zoning Ordinance Amendment 04-03-18 to amend the Zoning Ordinance to modify certain accessory building regulations.
2. The Planning Commission approves the modified parking standard mentioned above.
3. The Planning Commission approves the 20,000 square foot accessory building which exceeds the maximum lot coverage of 4,800 square feet.

If you have any questions or would like to discuss this matter further, please contact me.

Sincerely,

Ron Akers, AICP  
Director of Planning and Economic Development

May 3, 2018

Project No. 180386

Charter Township of Van Buren  
46425 Tyler Road  
Van Buren, MI 48111

Attention: Ms. Carol Thompson, Chairperson  
Van Buren Township Planning Commission

Re: Constellium Facility Expansion  
6331 Schooner Drive  
Belleville, MI 48111  
Construction and Final Site Plan Approval

Dear Ms. Thompson:

Fishbeck, Thompson, Carr & Huber, Inc. (FTCH) has completed the review of the Construction Drawings and Final Site Plans, dated April 11, 2018, for the proposed Constellium Facility Expansion Project. We have attached a summary of our review comments for your use.

This proposed project entails: a 50,551-square foot (sqft) building addition located on the south side of the existing facility; a 20,000 sqft free standing clear span fabric structure to function only as cold storage – located on the east side of the existing facility; an expansion of the existing stormwater detention basin – located at the northeast side of the existing facility and an expansion of the existing parking lot located southwest of the existing facility. An additional fire lane is being added to facilitate access to the south side of the existing and proposed buildings.

We have previously reviewed the preliminary Site Plan and recommended approval in our letter dated February 27, 2018. In addition to the comments and requirements included in our February 27, 2018, letter, we offer the following Construction and Site Plan review comments:

### **General**

1. Final site plans must be sealed by a licensed professional engineer, registered in the State of Michigan.
2. The title sheet shall include all Property information for the site including Parcel/Tax ID Number.
  - *This information must be included on the construction set of plans and approved by the Engineer, before a preconstruction meeting will be scheduled by Van Buren Township (Township) Engineer.*

### **Water Main Service**

1. The submittal of the new watermain easement will be required prior to the Township scheduling a preconstruction meeting.
  - *This information must be provided and approved before a preconstruction meeting will be scheduled by the Township Engineer.*
2. The construction plans must indicate the type of Hydrant that is required in accordance with the township standards (EJIW 5BR-250 conforming to AWWA C-502).
  - *This information must be included on the construction set of plans and approved by the Engineer, before a preconstruction meeting will be scheduled by the Township Engineer.*

### **General Plan Sheet Comments**

1. *(Previous Comment No. 5) PR: Storm sewer size is indicated incorrectly on the profile for 36-inch sewer between CB-13 and CB-131. It measures as 30 inches, but should be a 36 inches.*

### **Recommendation**

We are recommending the referenced Construction Drawings and Final Site Plan be approved as noted, subject to the bulleted comments being satisfactorily addressed prior to the preconstruction meeting being scheduled by the Township Engineer or otherwise noted accordingly.

If you have any questions regarding this project, please contact me at 248.324.2137 or [pjkammer@ftch.com](mailto:pjkammer@ftch.com).

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.



Paul J. Kammer, PE



David L. Potter, PE, CSI-CCCA

ag2  
Email

cc: Mr. James Taylor, Director of Public Works  
Mr. Ron Akers, Van Buren Township  
Mr. Wayne M. Perry, PE, Desine, Inc.  
Desine, Inc.  
2183 Pless Drive  
Brighton, Michigan 48114

David C. McInally II  
Fire Marshal  
O: 734-699-8900 ext 9416

Van Buren Fire Department  
46425 Tyler Rd  
Belleville, MI 48111

April 13, 2018

Director of Building and Planning  
46425 Tyler Road  
Belleville, MI 48111

Re: Constellium  
6331 Schooner Dr.  
Van Buren Twp. MI. 48111

To whom it may concern:

I have reviewed a revised site plan All NFPA guidelines adopted by the Township of Van Buren were used in referencing this project.

**Project Overview:**

The submitted site plans are for an expansion of the building by 50,551 SF, parking lot reconfiguration, and a proposed fabric structure for rack storage. After review I can approve **WITH EXCEPTIONS**, the submitted plan.

- ~~1. Hydrant that is located next to remote FDC is not shown on plans.~~
2. **NFPA 1 2012 11.10.1 In all new and existing buildings, minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ.**

The fire department requires involvement in the continuing plan review, inspection, and Certificate of Occupancy process and will require various inspections during the construction phases and immediately prior to opening to verify compliance with the appropriate codes. One set of as built construction drawings, schedules, and details, as it relates to construction, fire protection and response, will be required, as well as a **digital cad layout** of the building by this department prior to our final C of O inspection.

**Our Mission:** The members of the Van Buren Fire Department shall work together in a professional and caring way to protect life and property from the adverse effects of fire, trauma, illness and dangerous conditions. Our services will be provided in a fair, honest, and ethical manner with the highest respect and dignity to all.

Review and approval by the Authority Having Jurisdiction shall not relieve the applicant of the responsibility of compliance with these codes.

Respectfully submitted,

David C Mcnally  
Fire Marshal